

MINUTES
CITY COUNCIL/PLANNING COMMISSION
LDP JOINT WORKSHOP
APRIL 25, 1994

On Monday, April 25 at 7:00 P.M. the City Council and Planning Commission met to discuss the proposed Land Development Plan (LDP). City Council members in attendance were Mayor Pro-Tem Bob Jessen, Archie Small, Dr. R.L. Duke, Phyllis Harris, Jim Hope and Michael Helms. Planning Commission members present were Chairman Yates Springs, Jack Stevenson, John Brinkley, David Anthony and Jerry Miller. Also present were Planning Consultant Bill Duston and Planning Director Gary Roberts.

The members began where they left off at their 4-18-94 meeting, which was discussing item #5 of the City Manager's 4-7-94 memo regarding Impact Fees. Gary Roberts handed out some literature on impact fees, much discussion followed. It said that the words "impact fees" are not actually mentioned in Chapter 7. There was some concern about the reasonableness and amount of such a fee structure and as to what size projects it would apply to. Bill Duston said it would require special legislation. There was discussion as to whether or not impact fees would be a part a utilities extension policy. After some discussion the members generally concurred to add language to the Transportation and Public Utilities Functional Areas, which would specifically recommend the use of impact fees for public infrastructure improvement needs.

The members then discussed item #6, "Sidewalks in Non-Residential Developments", FA #4, Policy #5. After some discussion it was decided to reword this policy so that it would only be in reference to areas shown on the sidewalk master plan. The next item was "Utility Extension Policies", FA #5, Policy #10. This was approved to remain as is.

The next item was "Develop Neighborhood Parks", FA #6, Policy #4. Although there was some opposition, this item remained unchanged.

The next item was Greenways FA #6, Policy #11. After much discussion it was decided to have some language about the need to preserve stream banks and floodplains in their natural state. However, primarily due to the concerns of taking someone's property for public use and interfering in someone's back yard, it was decided to drop all comments and policies regarding greenways.

The next item was "Special Taxing Districts", FA #8, Policy #8. After some discussion as to how this would apply to the downtown district, this policy was taken out.

The next item was "Extend the Two Mile E.T.J., FA #10, Policy #7. After some discussion it was decided to reword this policy by taking out the reference to 2 miles and simply state the need to extend the E.T.J. as growth conditions warrant.

The members then reviewed the list of items referred to in the Planning Director's 4-18-94 memo but no action was taken. The next meeting was set for May 23 at 7:00 P.M., when final revisions to the text would take place and review of the future map would take place. The meeting was adjourned at 9:30 P.M.